

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-20506 - APPLICANT/OWNER: GREATER CARVER
MISSIONARY BAPTIST CHURCH**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20501) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/27/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. A Waiver is hereby granted to allow no parking lot finger islands and associated trees within the parking lot.
12. A revised floor plan shall be submitted prior to the issuance of the Building Permit indicating fixed seating within the church sanctuary.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from "J" Street.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 2,839 square foot addition to an existing 7,681 square foot church with associated hardscape and landscape improvements on a 0.96 acre site located at 1221 "J" Street. A companion request for a Special Use Permit (SUP-20501) shall be considered concurrently with this proposal. The expansion project will conform to the development standards of Title 19.08 and the Special Use regulations of Title 19.04. Moreover, the project is situated within a mature area of the city and will assist in achieving revitalization goals of the General Plan. Staff recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/07	The Planning Commission recommended approval of companion item SUP-20501 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #27/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
02/23/07	A Pre-application meeting was held and Planning staff advised the applicant of the Title 19 requirements with respect to the proposed expansion.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application or was one held.	

<i>Field Check</i>	
3/20/07	The project site is developed with a church and community center/parish hall, and parking. Single family residences are located south, north, and east of the project site. An undeveloped/vacant single family residential lot borders the west property line. Chain link fencing runs along the entire perimeter of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	R-1 (Single-family Residential)
North	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
South	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
East	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
West	Undeveloped Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following development standards pursuant to Title 19.08 apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 square feet	41,818 square feet	Y
Min. Lot Width	65 feet	145 feet	Y
Min. Setbacks			
• Front	20	86	Y
• Side	5	20, 24	Y
• Corner	-	-	Y
• Rear	15	112	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50%	25%	Y
Max. Building Height	2 stories or 35 feet; the lessor of the two	25 feet	Y
Trash Enclosure	NA	58 feet	NA
Mech. Equipment	Screened	Screened	Y

The following landscape standards apply pursuant to Title 19.12:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/6 Spaces	8 Trees	0 Trees	N
Buffer: Min. Trees	1 tree per 30 linear feet	4 Trees	4	Y
TOTAL		4	4	
Min. Zone Width	6 Feet along Right-of-way 0 Feet along interior lot lines		11 feet (ROW) 0 feet	Y
Wall Height	8 Feet (optional)		6 foot Chain link fence and block wall	Y

The following parking standards apply pursuant to Title 19.04:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	10,520 square feet	1 space for every 4 fixed seats	54	3	51	3	Y
SubTotal			54		54		
TOTAL			54		54		Y

ANALYSIS

- General Plan and Zoning**

The project site has a land use designation of L (Low Density Residential) and the underlying zone is R-1 (Single Family Residential) consistent with the General Plan. The proposal is a permitted use within the R-1 zoning district with a Special Use Permit.

- **Site Plan**

The site plan indicates a 2,839 square foot expansion of an existing church with associated hardscape and landscape improvements. The subject parcel is surrounded by existing single-family residential along the north, south, and east. West of the project site is undeveloped land. The project will assist in enhancing the neighboring residential uses and will contribute to revitalization goals targeted for this community consistent with the General Plan.

- **Plan Elevations**

The project was reviewed for conformance with Title 19.08 Residential Adjacency Standards (RAS). The standards allow for a one-story structure no greater than 15 feet in height to be built at the setback line for the underlying zone. The project cross sections depict a building with a high point of 25-feet and a low point 12-feet along the southern and northern edges which conform to the RAS standards. The required side setback is 5-feet and the project will result in a 20-foot and 27-foot setback along the south and north property lines respectively. Church steeples are also located at these points and are exempt from the height provisions.

- **Parking Plan**

Project parking will conform with Title 19.04 Church/House of Worship which requires 1 space per 4 fixed seats. A total of 54 spaces are required as the project is designed providing fixed seating for 216 persons including three spaces designed in compliance with Americans with Disabilities Act (ADA) standards and Title 19.10 Parking Standards.

- **Landscape Plan**

The proposal is subject to the perimeter landscaping requirements per Title 19.12 for single family residential districts and the parking landscaping regulations of Title 19.10. This district requires buffer improvements along the street frontage however do not require landscaping along the interior lot lines. The project provides the required 6 foot buffer with an 11 foot buffer along the Right-of-way along with four 24-inch box trees per code. No landscaping will be provided along interior lot lines. The applicants requests a Waiver of parking lot landscaping as the project does not provide the required 8 finger islands and trees within the parking area.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The project expansion is considered compatible with surrounding single family residential uses and will implement an upgraded religious facility within a General Plan designated revitalization area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The project is consistent with the General Plan will conform with the Special Use Requirements as well as site design and parking standards of Title 19.04 and Title 19.10 .

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is adequate as vehicular entry points will be made along J Street.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building design and use of landscape materials will improve the aesthetics in the immediate vicinity.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The architectural design will result in an upgrade to the existing church and provide a modern appearance to this mature area of West Las Vegas.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

It is not anticipated that the proposal will result in significantly adverse effects to public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 253 by Planning Department

APPROVALS 0

PROTESTS 0